

Public Comment Summary
LU-0006-2014
9400 Barnes Road

This attachment provides verbatim public comments for the specified land use designation change application collected through Community Workshops, postcards, emails, the Comprehensive Plan hotline and online input surveys.

1. Increase PSA on all 3 L.U. applications. (Community Workshop)
2. Located in the Upper County, this tract is very developable with an opportunistic value of tax revenue without a great deal of impact on the remainder of the County. I-64 promotes business activity and jobs, not necessarily housing. A good example is the Chinese paper manufacturer that ultimately chose Chesterfield County. Providing 2,000 jobs and creating a cash crop for farmers that normally would have been waste – corn and wheat stubble. Clean, sustainable jobs with average wage of \$45K. Then there would have been the ripple effect for support service businesses! (Virtual Community Workshop)
3. As we did in regard to application LU-0002-2014, the James City County Citizens' Coalition (J4C) opposes this application (LU-0006-2014) requesting that 183 acres of currently designated Rural Lands, owned by the Hazelwood family, be re-designated as Economic Opportunity and brought inside the Primary Service Area (PSA). Once again we note that the PSA remains one of the most effective growth control tools available to localities; that to remain effective, its integrity must be maintained; and that it retains ample room for growth as it is currently drawn, negating the need to expand it for years to come. As noted in the staff's report, much of the county's land area identified as prime soil for farming has been developed. Like the Taylor land also under consideration, this is among the mere thirty (30) parcels remaining in the county suitable for larger-scale farming. The JCSA notes that substantial infrastructure improvements will be needed to bring water and sewer to the property. Of further concern to J4C is the topography of the land, described by Engineering and Resources as currently protected by being entirely wooded and featuring steep ravines, streams and RPAs. Staff notes there is "considerable" vacant property nearby designated as Economic Opportunity and for other commercial uses, again speaking against the need for additional inventory in these categories. Once again J4C notes that approving this application expands the PSA and further weakens the County's ability to maintain the controlled growth for which county residents have clearly expressed their support. We ask that you deny this application. (J4C Statement to PCWG - *Email dated 11/20/14*)
4. As an adjacent property owner, my concerns regarding this application are the proposed future use of this land and the impact it will have on not only myself, but my neighbors on Leisure Road and Old Stage Road. My husband and I purchased our property on Leisure Road more than 50 years ago, specifically because it was a rural property, to raise our family on and enjoy the serenity of the area. While we have seen changes nearby, with the addition of the McDonalds Restaurant, the gas station, and the county owned public park, we remained somewhat guarded by the Hazelwood owned property. It is my concern that this property, should it be used for business or industrial would completely change from the quiet, family oriented area that we have loved for so many years, to one of high traffic, noise and pollution. It is my sincere hope that the County will consider keeping this area as a primarily residential area for many years to come. Thank you for your time and consideration. (Helen Hughes - *Email dated 11/20/14*)